

# Land Development Code Improvement Committee Main Committee Meeting



Louisville Metro Planning & Design Services

November 20, 2012

# LDC Improvement Committee

## AGENDA

- INTRODUCTIONS / ANNOUNCEMENTS
  - PROPOSED TIMELINE
- SUB-COMMITTEE STATUS UPDATES
- BRIEF UPDATE - SOUTH FOURTH STREET RETAIL DISTRICT
- REPORT ON VARIANCE/WAIVER REQUEST TRENDS
- OPEN DISCUSSION
- NEXT SCHEDULED COMMITTEE MEETING
  - TUESDAY, DECEMBER 18, 2012
  - 3:00 - 4:30 PM
  - METRO DEVELOPMENT CENTER
  - 444 SOUTH FIFTH STREET
  - FIRST FLOOR CONFERENCE ROOM

# LDC Improvement Committee

- 15 Main Committee Members:
  - Jim King - Metro Councilperson - District 10
  - James Peden - Metro Councilperson - District 23
  - Donnie Blake - Planning Commission Chairman
  - David Proffitt - Planning Commission & Board of Zoning Adjustments Member
  - Chuck Kavanaugh - Homebuilders Association of Louisville
  - Pat Dominik - Sabak, Wilson & Lingo
  - Kathy Linares - Mindel Scott & Associates
  - Deborah Bilitski - Wyatt Tarrant & Combs
  - Barbara Sinai - Crescent Hill Community Council
  - Steve Porter - Attorney
  - Tom FitzGerald - Kentucky Resources Council
  - Teena Halbig - Floyds Fork Environmental Association
  - Kevin Dunlap - Louisville Urban League
  - Gabe Fritz - The Housing Partnership, Inc.
  - Chris Raque - City of Jeffersontown
  
- Phillip Bills - Director of Planning & Design Services - Ex-officio member
- Jim Mims - Director of Codes and Regulations - Ex-officio member

# LDC Improvement Committee

- LDC IMPROVEMENT COMMITTEE PROJECTED TIMELINE FOR ROUND TWO MEETINGS
- June 2012 to February 2013 - Sub-committee Meetings
- March to June 2013 - Final recommendations from sub-committees presented to LDC main committee
- July 2013 - Public Information Meeting(s)
- August 2013 - Planning Commission Public Hearing
- September to December 2013 - Legislative Bodies Consideration and Adoption

# LDC Sub-committee Reports

- Permitted/Conditional Use Listings Review
- Form Districts
- Infill Development Standards
- Landscaping/Tree Canopy Requirements
- Development Review Process
- Fair & Affordable Housing
- Major/Minor Subdivisions
- Transportation/Mobility/Parking
- Miscellaneous Research

# LDC Sub-committee Reports

- Permitted/Conditional Use Listings Review
  - Meeting #9 - October 23<sup>rd</sup>
    - Broad discussion on structure of land use listings within the Commercial zoning districts.
  - Meeting #10 - November 13<sup>th</sup>
    - Group decided to combine the CN (Commercial Neighborhood) and CR ( Commercial Residential) zoning districts. The group is also exploring the concept of using a system of land use categories within the permitted use listings rather than listing every land use individually.
  - Upcoming Meetings
    - Meeting #11 - November 27<sup>th</sup>                      2:30 - 4:00
- Form Districts
  - Meeting #9 October 25<sup>th</sup>
    - Discussed potential reclassification to some existing Town Centers. Also, discussed increasing maximum setbacks in suburban form districts.
  - Meeting #10 November 8<sup>th</sup>
    - Meeting cancelled.
  - Upcoming Meetings
    - Meeting #11 - November 29<sup>th</sup>                      10:00 - 11:30



# LDC Sub-committee Reports

## ■ Infill Development Standards

- Meeting #10 - October 22<sup>nd</sup>
  - Group continued discussing infill regulations issues.
- Meeting #11 - November 5<sup>th</sup>
  - Group continued debating how to calculate building height requirements for infill properties, and whether to apply infill regulations to suburban form districts.
- Meeting #12 - November 19<sup>th</sup>
  - Group made some decisions on the infill building height calculation and discussed corner infill lots.
- Upcoming Meetings
  - Meeting #13 - December 3<sup>rd</sup> 11:00 - 12:30

## ■ Landscaping/Tree Canopy Requirements

- Meeting #8 - October 29<sup>th</sup>
  - Discussion on eliminating redundancies and adding clarifying language throughout Ch. 10 Part 2.
- Upcoming Meetings
  - Meeting #9 - November 26<sup>th</sup> 3:00 - 4:30

# LDC Sub-committee Reports

## ■ Development Review Process

- Meeting #10 - October 22<sup>nd</sup>
  - Discussion on changes to case management system and review process for ministerial cases.
- Meeting #11 - November 5<sup>th</sup>
  - Continued discussion on changes to case management system and review process for ministerial cases.
- Meeting #12 - November 19<sup>th</sup>
  - Group discussed various issues with development review process as well as most of Ch. 11.7 on appeals.
- Upcoming Meetings
  - Meeting #13 - December 3<sup>rd</sup> 3:00 - 4:30

## ■ Fair & Affordable Housing

- Meeting #8 - October 17<sup>th</sup>
  - Discussed financial component of ADI regulations. Also, explored ideas to increase multi-family possibilities.
- Meeting #9 - November 7<sup>th</sup>
  - Update on financial component of ADI regulations. The group also discussed the concept of offering true density bonuses for developments that include a certain percentage of units as affordable units. Staff is researching this concept with legal counsel.
- Upcoming Meetings
  - Meeting #10 - November 29<sup>th</sup> 3:00-4:30



# LDC Sub-committee Reports

- Major/Minor Subdivisions

- Meeting #9 - October 16<sup>th</sup>
  - Continued with minor subdivision plat discussion.
- Meeting #10 - November 6<sup>th</sup>
  - Meeting cancelled by staff.
- Upcoming Meetings
  - Meeting #11 - December 4<sup>th</sup> 1:00 - 3:00

- Transportation/Mobility/Parking

- Meeting #8 - October 25<sup>th</sup>
  - Discussion on organization and layout of mobility standards within Chapters 5 & 6. Also, discussion on green infrastructure, pedestrian facilities, transit standards, parking requirements and bicycle facilities.
- Upcoming Meetings
  - Meeting #9 - November 28<sup>th</sup> 3:00 - 4:30

# LDC Sub-committee Reports

- Miscellaneous Research

- Meeting #8 - November 15<sup>th</sup>

- Discussed blue line stream definitions, swimming pool regulations, non-residential fence height regulations and signage area calculation method.

- Upcoming Meetings

- Meeting #9 - December 12<sup>th</sup>                      2:00 - 3:30

# South Fourth Street Retail District

- Staff of Downtown Development Corporation and Planning & Design Services working together.
- 4<sup>th</sup> Street between Broadway and Muhammad Ali Blvd.
- Create a retail district that will aid in retail recruitment efforts by maintaining and encouraging the use of design elements that speak to the character of the district.
- LDC text amendment to increase signage allowed on building facades greater than 3,500 SF from 300 or 500 SF to 700 SF.
- Amendments to DDRO Guidelines also required.
- Planning Committee - Dec. 13<sup>th</sup> - 10:00.

# Variance/Waiver Report

# Website Information

- [www.louisvilleky.gov](http://www.louisvilleky.gov)
- Navigate to Planning & Design Services Department page
- Select Land Development Code Icon
- Select Land Development Code Improvement Committee Link

## Land Development Code Improvement Committee

One of the recommendations from the Planning & Design Services audit is to update and simplify the Land Development Code. The Land Development Code (LDC) Improvement Committee consists of Louisville Metro Government staff, representatives from the development industry, representatives from neighborhood groups, as well as other organizations and citizen groups. The LDC Committee will meet regularly to discuss suggested changes to the LDC. These suggestions have been received from various interested parties and citizens throughout the community.

The LDC Committee has completed the first phase of the project that focused on minor technical changes that will improve the functionality of the LDC.

The Planning Commission recommended approval of Round One of text amendments to the Land Development Code on March 29, 2012. This recommendation is to legislative bodies with zoning authority in Louisville Metro.

### [Minutes from Text Amendment Review at Planning Commission March 29](#)

#### Planning Committee discussion of Round One of LDC Text Amendments

##### [Minutes from the February 9, 2012 Planning Committee Meeting](#)

(The section of the minutes from the February 9 Planning Committee meeting that cover Round One discussion are highlighted in yellow and begin on page 4.)

#### Updated Committee Comment List [June 1, 2012](#)

#### Proposed Text Amendments [Proposed LDC Text Amendment List DRAFT](#)

<u><a href="#">Meeting Date</a></u>	<u><a href="#">Agenda</a></u>	<u><a href="#">Meeting Summary</a></u>
<u><a href="#">Round Two Meetings:</a></u>		
May 22, 2012	<u><a href="#">agenda</a></u>	<u><a href="#">Round Two Kick-Off Meeting Presentation</a></u> <u><a href="#">summary</a></u>
<u><a href="#">Round One Meetings:</a></u>		
January 17, 2012	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
December 20, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
December 6, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
November 22, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
November 8, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
October 25, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
October 11, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
September 27, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>

## Subcommittees

Subcommittees of the Land Development Code Improvement Committee have been formed to study particular sections and issues in the code. These subcommittees and meeting dates are listed below. Additional information about the work of each subcommittee will be posted as it becomes available.

All meetings will occur in the Metro Development Center, 444 S. Fifth Street.

**Permitted/Conditional Use Listings Review** - June 14 - 3:00 - 4:30 pm - 6th floor conference room

The following meetings will be conducted in the **first floor conference room**:

**Form Districts** - June 26 - 3:00 to 4:30 pm

**Infill Development Standards** - June 26, July 10, and July 24 - 9:00 to 10:30 am

**Landscaping/Tree Canopy Requirements** - June 25, July 9, and July 23 - 3:00 to 4:30 pm

**Development Review Process** - Monday, June 11<sup>th</sup> - 2:00 to 3:30 pm

**Fair & Affordable Housing** - Tuesday, June 12<sup>th</sup> - 9:00 to 10:30 am

**Major/Minor Subdivisions** - Tuesday, June 12<sup>th</sup> - 2:00 to 3:30 pm

**Transportation/Mobility/Parking** - Wednesday, June 13<sup>th</sup> - 10:00 to 11:30 am

**Miscellaneous Research** - Wednesday, June 13<sup>th</sup> - 2:00 to 3:30 pm